ADUR DISTRICT COUNCIL

Mr Matthew Goodchild
8 St Aubyans Road
Portslade
East Sussex
BN41 1AD

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1025/24

Details of Development
SINGLE STOREY REAR COURTYARD EXTENSION INCLUDING ESCAPE LIGHTWELL, NEW STEPS DOWN TO FRONT BASEMENT LIGHTWELL AND CONVERSION OF BASEMENT TO FORM FAMILY GUEST ACCOMMODATION. EXTENDED GROUND FLOOR REAR TERRACE, NEW FRENCH DOORS OUT, FIRST FLOOR REAR REPLACEMENT FLAT ROOF. REMOVAL OF FRONT DORMER, REMODELLING OF ROOF IN METAL WITH ENLARGED FRONT TERRACE. SECOND FLOOR FRONT JULIET BALCONY AND REPLACEMENT FIRST FLOOR FRONT BALCONY WITH NEW METAL CANOPY. REPLACEMENT WINDOWS.

Location of Development
101 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8BG

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 7th August 2024.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
29/01/2025

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
LOCATION PLAN	126-P101 Rev B	07.08.2024
BLOCK PLAN	126-P102 Rev A	07.08.2024
EXTG BASEMENT, GROUND & FIRST FLOOR LAYOUTS	126-P104 Rev A	07.08.2024
EXTG SECOND FLOOR. TERRACE LAYOUT & ROOF PLAN	126-P105 Rev A	07.08.2024
EXTG FRONT & REAR ELEVATIONS	126-P106 Rev C	07.08.2024
EXTG CROSS SECTIONS	126-P107 Rev C	07.08.2024
PROPOSED FLOOR LAYOUTS	126-P110 Rev E	13.01.2025
PROPOSED FLOOR LAYOUTS	126-P111 Rev D	13.01.2025
PROPOSED FRONT & REAR ELEVATIONS	126-P115 Rev F	13.01.2025
PROPOSED CROSS SECTION	126-P116 Rev D	13.01.2025
SITE EXTERNAL IMAGES & STATEMENT	126-P120	07.08.2024
BASEMENT EGRESS PLAN	126-P121 Rev A	13.01.2025

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those specified in the application and the applicant's email dated 28.1.25 unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. The basement accommodation hereby permitted shall only be used for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse, shall not be self contained nor occupied as an independent dwelling unit.

Reason: *In the interests of residential amenity having regard to policy 15 of the Adur Local Plan.*

05. Details of a privacy screen for the east side of the front third floor roof terrace shall be submitted in writing to the Local Planning Authority, approved and then constructed prior to first use of the new roof terrace. Thereafter it shall be retained.

Reason: *In the interest of privacy having regard to policy 15 of the Adur Local Plan.*

06. Prior to first use of the extended basement the means of escape through the garage shown on the submitted and approved egress plan shall be constructed in accordance with the drawing and retained as such thereafter.

Reason: *In the interest of amenity having regard to policy 15 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. Private Sector Housing advises that the basement bedrooms have poor light and outlook and are therefore only suitable for short term occupation. In the event that these rooms were used for permanent or long term occupation this may result in enforcement action under the Housing Act, which could include prohibition of use of the rooms.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-householder-planning-decision

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).